

FRANKLIN COUNTY PLANNING BOARD

March 13, 2018

The Franklin County Planning Board held its regular monthly meeting on Tuesday, March 13, 2018 in the Franklin County Administration Building, Commissioners Meeting Room, 113 Market Street, Louisburg, North Carolina.

Present: Mark McArn, William Holden, Kelly Harris, Robert Mann, Martha Mobley, Steven Mitchell, Steven Buescher

Staff: Jason Rogers, Brad Thompson, Scott Hammerbacher, and Katie Rhyne

Chairman Mark McArn called the meeting to order at 7:00 P.M., welcomed everyone in attendance. Robert Mann gave the invocation.

A motion to approve the agenda and minutes from February 13, 2018 was made by Steven Buescher and was seconded by Martha Mobley. The motion passed unanimously.

Agenda Items:

1. 18-MAS-03 A preliminary plan has been submitted for Woodlief Subdivision. This property is located at 1292 and 1352 Long Mill Rd. in Youngsville Township in the Residential-1 (R-1), and Mixed Use (MU) Zoning Districts. The preliminary plan is for the subdivision of approximately 65.59 acres into 156 lots with 15.92 acres of dedicated open space. The proposed average lot size is 11,307 sq. ft. The subdivision is designed to be served by County Water and Sewer. All open space and buffer areas are to be maintained by the Homeowner's Association.

The proposed subdivision is located off Long Mill Rd. The 2017 average daily traffic count for this section of Long Mill Rd is approximately 3,500 vehicles per day.

The Tar-Pamlico stormwater management review for the preliminary plan has been submitted and approved by Appian Consulting Engineers.

Long Mill Elementary, Cedar Creek Middle, and Franklinton High are the schools that will serve this subdivision.

The following are the suggested conditions of approval as submitted by planning staff:

- Sedimentation and erosion control plan approval
- Approved landscaping in accordance with Article 14 of the Franklin County Unified Development Ordinance.
- Approval by the NCDOT (North Carolina Department of Transportation Built to Standards Letter) – All road designs and entrances must meet North Carolina Department of Transportation standards.
- Approved North Carolina Department of Transportation Driveway Permit

- The following improvements at NC 96 Hwy and Long Mill Road identified in the Traffic Impact Analysis prepared by Timmons Group shall be installed prior to recording the first phase:
 1. 100-foot northbound left turn lane (with appropriate taper)
 2. 100-foot southbound left turn lane (with appropriate taper)
 3. Signalization of intersection at NC 96 Hwy and Long Mill Road
- Installation of all other improvements as required by North Carolina Department of Transportation and Congestion Management.
- Left-turn lane frontage improvement shall be installed prior to recording the first phase.
- The following disclosure statement shall be placed on the final plat: All roadways in the subdivision are declared public and shall be maintained by the developer. It shall be their responsibility to bring these roads up to the standards of the North Carolina Department of Transportation to meet the requirements for petitioning addition of these roadways to the North Carolina Department of Transportation's maintained roads system.
- Pursuant to section 29-5: Streets (A) Public Streets. All roads in existing recorded phase(s) of subdivisions shall be incorporated into the North Carolina Department of Transportation Secondary Road Maintenance Program prior to recording future phase(s) of the subdivision.
- All utility plans shall be approved by the Franklin County Public Utilities Department.
- Allocation of water and sewer shall be approved by the Franklin County Board of Commissioners prior to the expiration date of the preliminary plat. A twenty-five percent (25%) deposit of the required Utility Acreage Fee shall be paid in the form of a cash deposit within fifteen (15) days of the Board of Commissioner's allocation of utilities.
- As-builts and Stormwater Operation & Maintenance Agreement for all stormwater controls/devices.
- The following note shall be placed on the Final Plat: The stormwater control measures shown hereon are required on the property to meet the County and state stormwater regulations. Property Owner may be subject to enforcement actions if stormwater control measure is removed, relocated, or altered without prior County approval.
- Subject property is located within the Voluntary Agriculture District. The following note shall be placed on the preliminary and final plat: Note: These parcels are located within one (1) mile of an Existing Voluntary Agricultural District or Enhanced Voluntary Agricultural District. Normal agricultural operations may conflict with residential use. North Carolina Law (General Statutes Section 106-701) provides some protection for existing agricultural operations.
- Approval from Core of Engineers/Division of Water Resources for wetland impacts shown.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the Unified Development Ordinance are satisfied.
- All other standard conditions of subdivision approval as listed in the Franklin County Unified Development Ordinance.
- Prior to final plat, the following items shall be submitted:
 - Landscape plan
 - Recorded Covenants with provision for road maintenance and open space
 - Street lighting plan

- Mail center is subject to County approval and shall be constructed as part of the first phase.

Laura Holloman (Spaulding & Norris – 972 Trinity Church Rd, Raleigh, NC 27607)

Mark McArn commented that there was an abundance of open space present in this subdivision.

Laura Holloman responded by stating that the subdivision was utilizing the cluster option which requires open space. She stated that when designing the lots, there was a desire for the lots to back up toward open space rather than other lots.

Robert Mann asked if the open space would be maintained by the Homeowner’s Association.

Laura Holloman stated that the Homeowner’s Association was responsible for maintaining the open space.

Steven Buescher asked if the subdivision would have issues applying for county water.

Scott Hammerbacher stated that the Commissioners were the ones to give final approval on water allocation. He explained that the allocation for new subdivisions was up to fifty (50) lots per year. The County had already allocated half of the available water for the year. Scott Hammerbacher explained that the County was in the process of investigating all opportunities available for adding additional waster capacity for future projects.

Steven Buescher made a motion to approve the subdivision with the required conditions as submitted by planning staff. Robert Mann seconded the motion. The motion passed unanimously.

2. Scott Hammerbacher stated that the Cash Rezoning (18_REZ_02), and text amendment (18_UDO_01) were scheduled to be presented to the Board of Commissioners on Monday March 19.

In other business Scott Hammerbacher stated that a Historical Architectural Survey from the State Historic Preservation Office had recently been completed. He explained that this would benefit the County and Towns by identifying structures that were suitable for protection. He said this would aide in identifying suitable sites for Local Historic Landmark dedication for the Historic Preservation Commission.

With there being no further business before the Planning Board, Chairman Mark McArn adjourned the meeting at 7:15 P.M.

Mark McArn – Chairman
Franklin County Planning Board

Katie Rhyne – Clerk
Franklin County Planning Board